

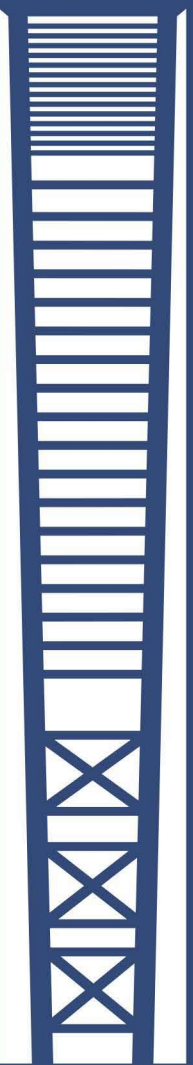
KEYPLAN



TERMS :

- All rights are reserved by the developer.
- Legal charges, stamp duties, Registration charges, G.E.B., S.M.C., Suda Charges, Service tax of any govt., Semi govt., Gas connection charges etc., to be born by the members.
- Rights reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the building at very high level, Installation of AC units will be permitted at the designated pots and nowhere else, changes which affect the elevation and structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- Merchandise, articles, etc. cannot be stored/kept in common areas as defined by the project managers.
- Internal and external changes shall not be allowed.
- All dimensions shown in the plans are approximate, average, unfinished and subject to variations.
- Subject to surat jurisdiction.
- Any new taxes announced by the government/S.M.C/Authority will be born by the member/buyer during the project.
- **Changes in services of individual units will not be permissible.**
- **Any external signages for offices shall not be permitted for all time to come.**
- This information book is the property of developer. Can not be used as legal document or reproduce without their permission.

WESTERN



VESU
POINT



Developer:
Anmol Developer
98251 25344
97234 51238

Architect:
ad
da
Architects &
Urban Designers
0261 2355 333

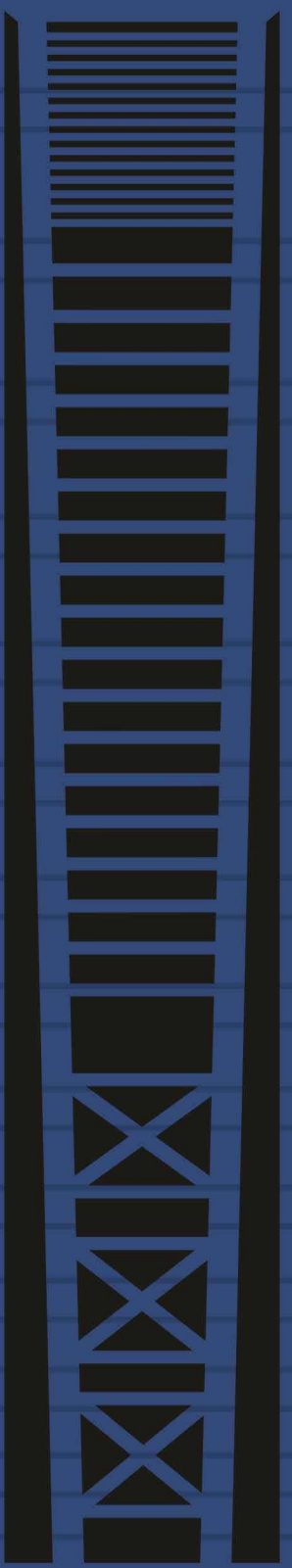
Structure:
Jalil A. Sheikh

Legal Advisor:
Pravin Sinh Mahida

Site Address:
T.P. -1, F.P. -19, Near SNS Square,
Vesu road, Surat.

soham_0261 2463367

WESTERN



VESU
POINT



GIVE YOUR PROFESSION
WESTERN IDENTITY

ABOUT WESTERN GROUP

LOCATED IN THE EMERGING BUSINESS CAPITAL OF THE STATE, SURAT. WESTERN GROUP PROJECTS IS AN ORGANIZATION OF REPUTE. IT IS A NAME TO RECON WITH, COMMITTED TO QUALITY SERVICE AND ETHICAL INTERACTIONS.

SINCE 1994 OUR INCEPTION OF WESTERN GROUP HAS BEEN DERIVED & DEVELOPED UP TO THE UTMOST SATISFACTION OF OUR BELLOWED CUSTOMERS.

OUR ASSOCIATION 'WESTERN GROUP' IS COMPOSED BY EXPERIENCED BUSINESS MEN & CIVIL ENGINEERS, & THAT'S WHY OUR EACH AND EVERY PROJECT IS STRIKING ILLUSTRATIVE EXAMPLE TO THE SOCIETY.

OUR GROUP HIRES BEST COMPETITIVE CONSULTANCY FROM DIFFERENT FIELDS. THUS IT HAS BEEN PROVED THAT OUR PROJECTS BECOME THE LANDMARK FOR THE SURROUNDING AREA.

WESTERN VESU POINT

WITH AN ELEGANT INFRASTRUCTURE AND

ATTRACTIVE AMENITIES, WESTERN VESU POINT

IS DEVISED CAREFULLY WITH AN IMMACULATE

SETUP THAT IS CONDUCIVE BUSINESS

GROWTH. WESTERN VESU POINT OFFERS

SCALABILITY TO ITS CLIENTS WITH WELL-

DECORATED ENTRANCE AND LIFT LOBBY. THE

BREATHTAKING AMBIENCE GIVES PANACHE TO

YOUR BUSINESS ADDRESS. THE WESTERN VESU

POINT LOCATED AT ONE OF SURAT'S MOST

SOUGHT-AFTER LOCATIONS – VESU. WITH AN

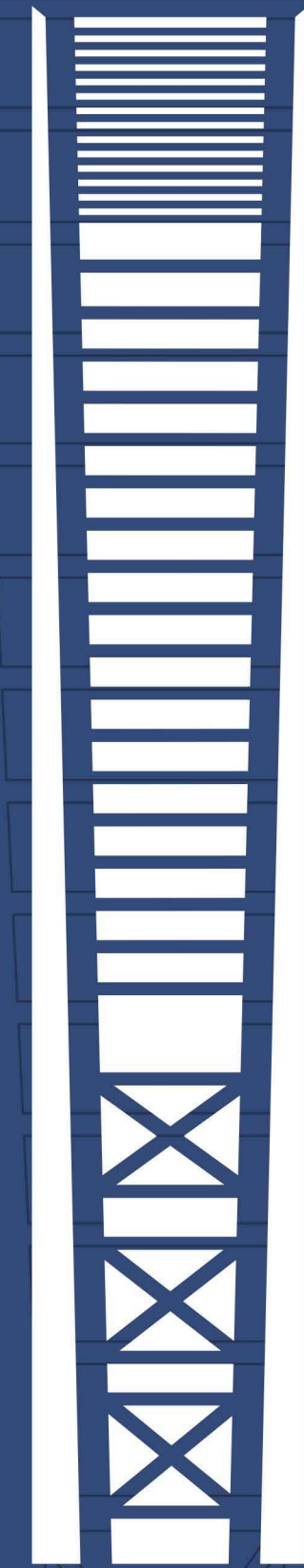
IMPRESSIVE ARCHITECTURAL APPEARANCE OF

BUILDING FAÇADE GIVES A NEW DIMENSION

TO THE BUSINESS WORK PLACE.



WESTERN

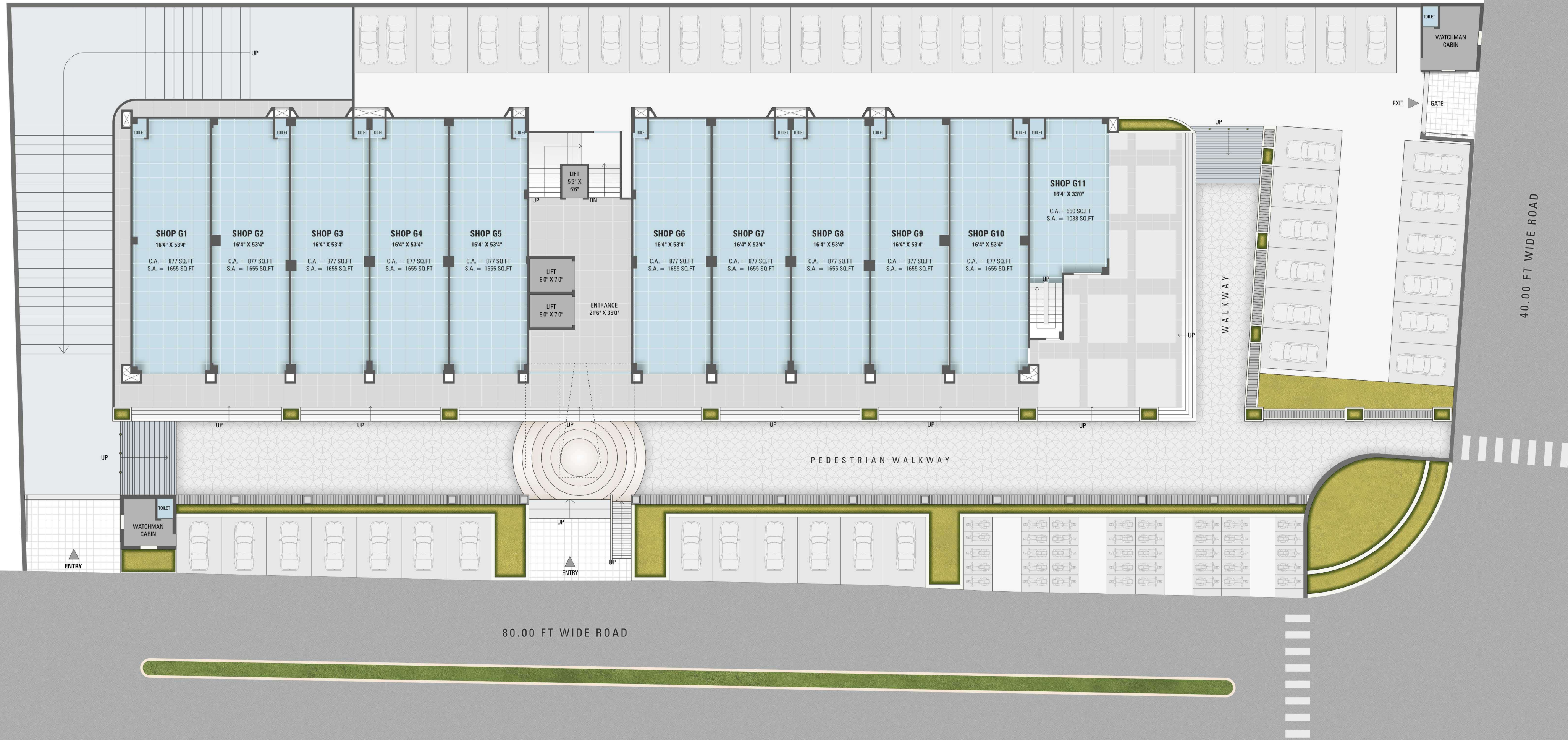


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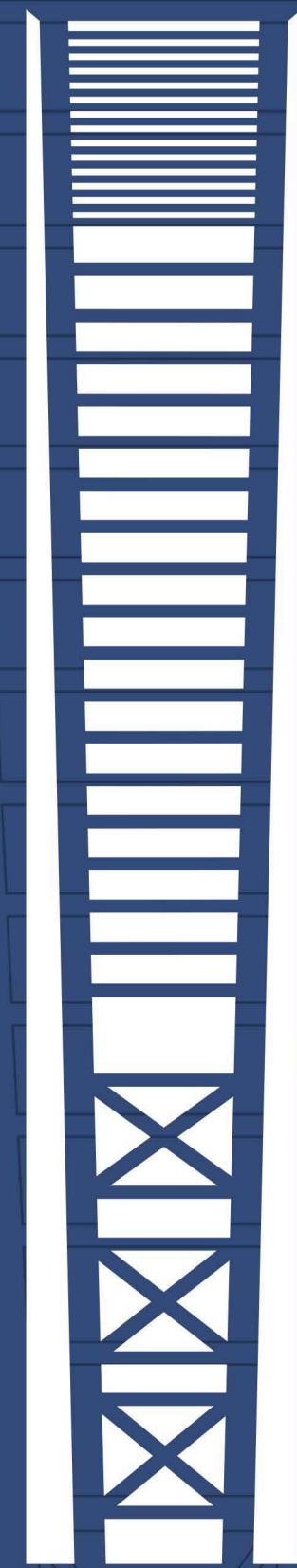


DESIGNED TO
REFLECT MODERNITY

FULFILLING YOUR DEMAND FOR AN INTELLIGENT AND ELEGANT OFFICE.
SPREAD YOUR SERVICES. DECORATE YOUR LANGUAGE. CHERISH THE PROFESSION



WESTERN

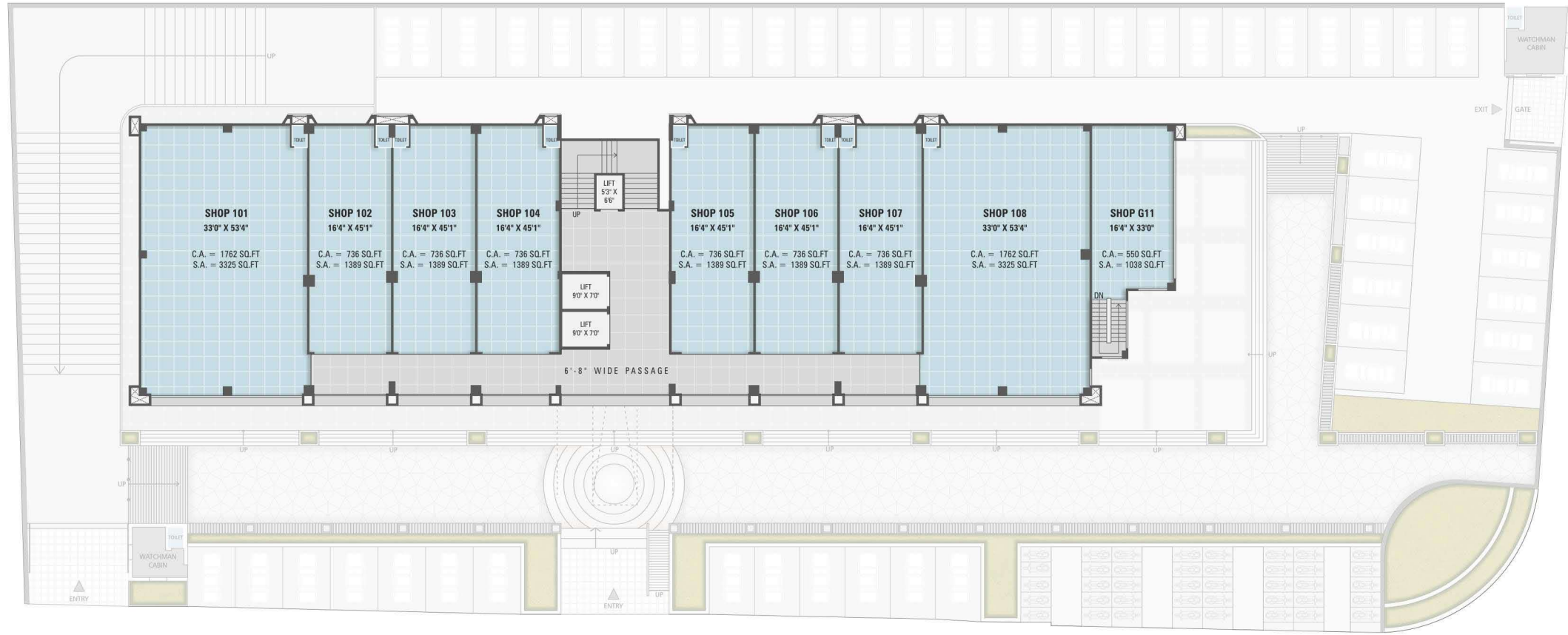


VESU
POINT



A BUSINESS POINT
WITH UPSCALE AMENITIES.
STEP AFTER STEP

NICELY CREATED STEPPED, VENTILATED AND LIVELY OFFICES.
EXTENDED BALCONIES ADDS PRIVACY, HOSPITALITY AND PROFIT.



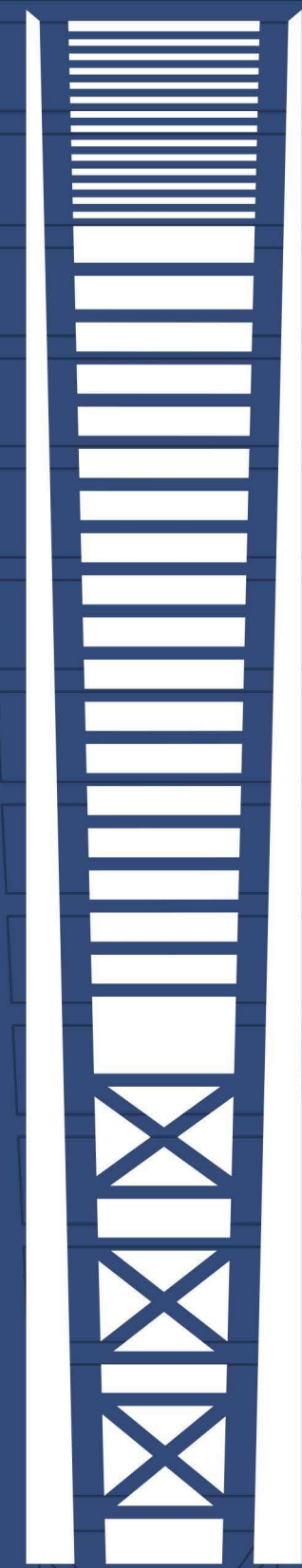
1ST FLOOR
FLOOR PLAN

2ND FLOOR
FLOOR PLAN

3RD FLOOR
FLOOR PLAN

4TH FLOOR
FLOOR PLAN

WESTERN



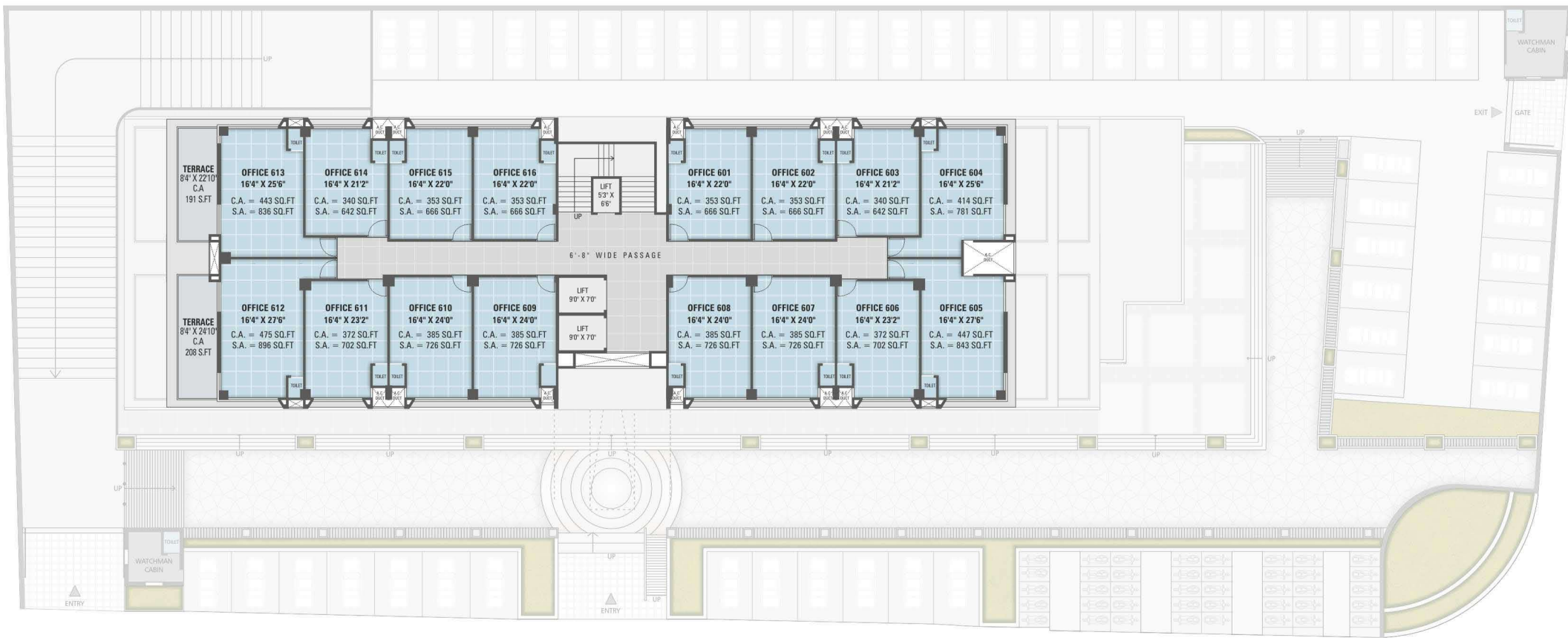
VESU
POINT

COMFORT ZONE



RETREAT YOUR PROFESSIONAL
ACTIVITIES COZILY

ENJOY OFFICE SPACE, DISCUSSION SPACE, LOITERING SPACE,
SIT-N-RELAX SPACE... EXPERIENCE COMFORT ZONE. BIT BY BIT



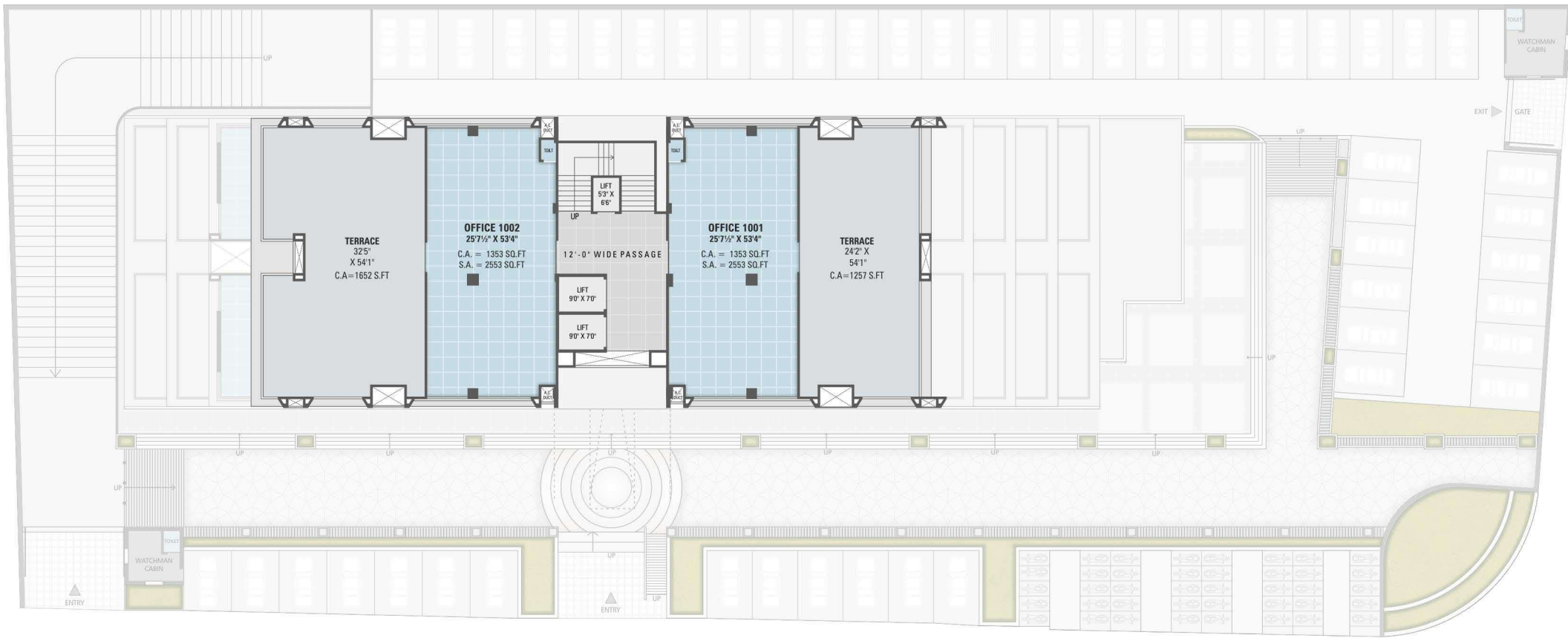
WESTERN

ENCOURAGING

VESU
POINT

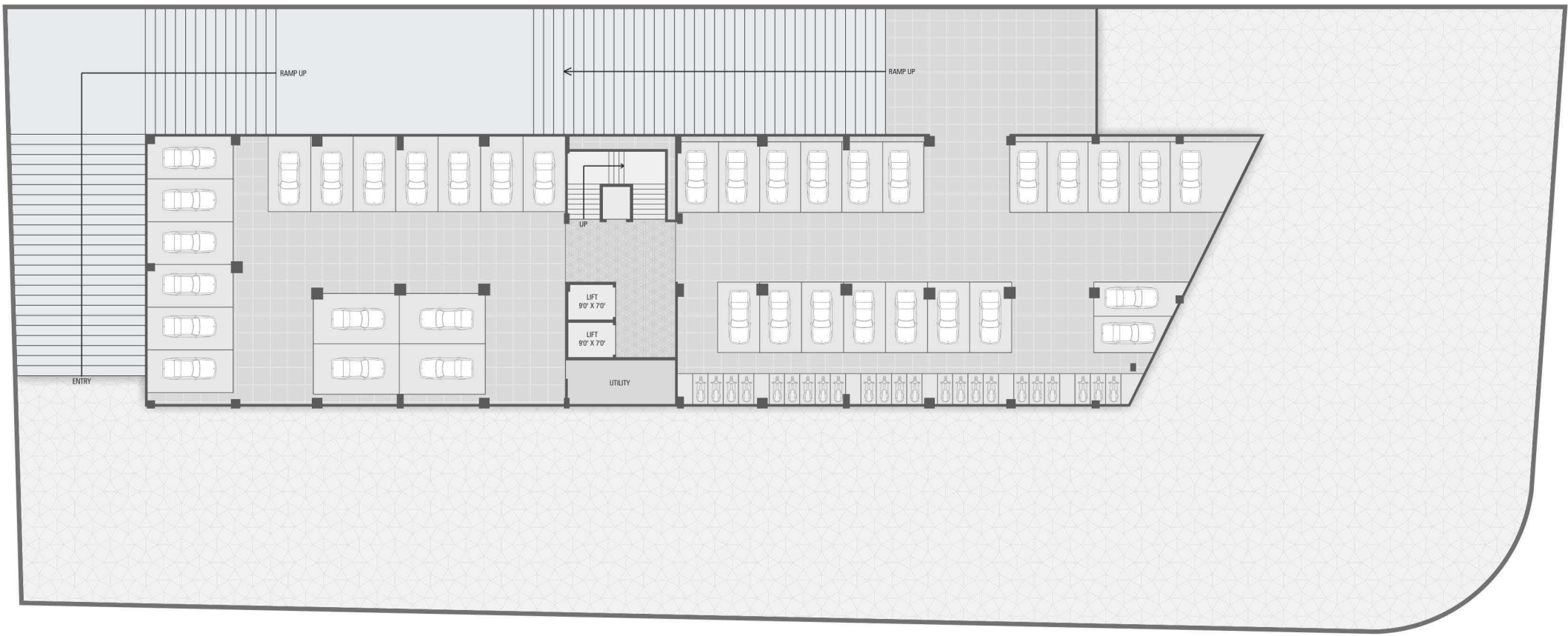
SETUP AND VIEW OF OFFICE IS ENCOURAGING. SPACIOUS AND NETWORKED FOR CONFERENCING AND MEETINGS. EVERY OFFICE IS EQUIPPED WITH ADVANCED AMENITIES.

LAVISH ENTRANCE IS UNCLUTTERED
AND INVITING. NICE PEOPLE HAVE
NICER WORKING PLACE



N 9TH FLOOR
FLOOR PLAN

N 10TH FLOOR
FLOOR PLAN



N 1ST BASEMENT
FLOOR PLAN

N 2ND BASEMENT
FLOOR PLAN



SPECIFICATIONS

Telephone and Intercom system:

Sufficient telephone points will be provided in each office. Intercom system will be provided in each office from the reception.



Toilet:

Private toilet for all offices & shops.



Water connection:

S.M.C. water connection for all offices & shops.

Flooring :

Stair steps in granite and granamite flooring in lift passages and other areas including shops and offices.



Electrification:

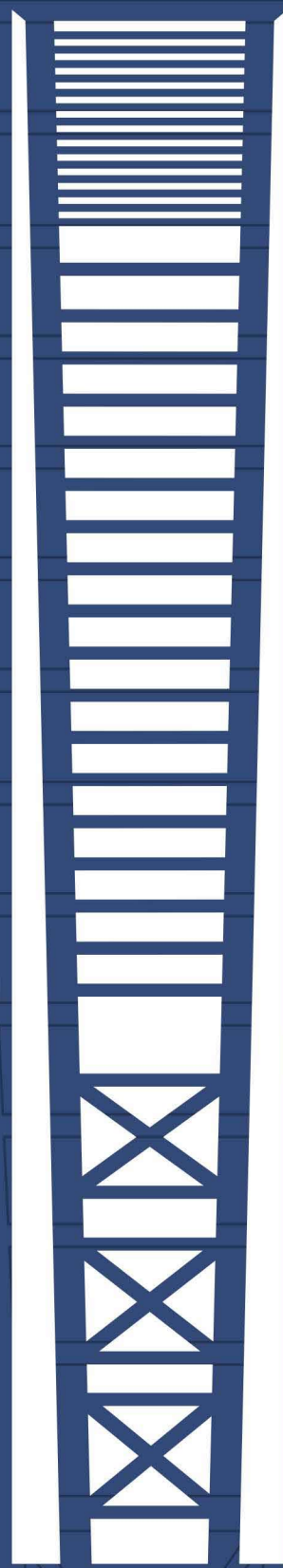
Exclusive modular switches in all offices. Equivalent cable and branded ACs will be provided at individual offices as per consultant specification.



IT IS A PREMIUM OFFICE AND
LANDMARK IN WESTERN CORRIDOR OF SURAT

IDEAL PROFESSIONAL POINT AT IDEAL LOCATION. SPACIOUS AND SMILING RECEPTION. PLAN, PROPOSE, DISCUSS, NEGOTIATE, DECIDE AND MOVE.. BECAUSE BUSINESS IS BORN TO GROW

WESTERN



VESU
POINT



GENERAL AMENITIES



External Facades:

Elegant appearance of the building.



Entrance Lobby:

Spacious reception area with name plates & air conditioned facility.



Lift & security system:

3 High speed lifts and CC TV camera for reception area & surroundings for purpose of safety.

Power back up facility:

100% power backup for passage area, Lift, reception area and surrounding of building.

Parking:

Two level basement exclusively for parking. Well planned and ample parking at both road sides front and back side of ground floor.



Wi-fi Facility:

Facility of WI-FI system in whole building.



CREATION THAT COMBINES SMART
SPACE PLANNING AND INNOVATION

COMPANIES OF REPUTE WILL MAKE THEIR PRESENCE.
OFFICE IS AN IDENTITY TO LAST.